



## 43 St. Johns Street, Howden

Offers Over £325,000

- Exceptional Family Home
- Well proportioned Sitting Room
- 3 Bedrooms
- Extending to 1300 Sq. Ft.
- Extensive Open Plan Living Kitchen
- Off Street Parking
- Comprehensively Renovated & Modernised
- Playroom/Snug/Home Office
- Landscaped Rear Garden

An exceptional, extended family home, delivering beautiful internal accommodation set along a desirable street within walking distance of the town centre.

In recent years the property has undergone a comprehensive programme of renovation works which has seen the house extended, reconfigured and modernised beautifully throughout. A single storey extension was added to the rear of the garage to create an open plan living kitchen and more recently, the garage was converted into a playroom/home office.

The property welcomes you through a uPVC composite front door which leads into the hallway. Immediately to the right is a ground floor wc and staircase leading to the first floor landing. Positioned to the front of the property is a well proportioned sitting room with an electric fire set within an exposed brick surround fireplace and double glazed window to the front elevation.

The bulk of the ground floor accommodation is made up of an extensive and beautiful open plan living kitchen which is undoubtedly the hub of the home. The single storey extension adjoins the property's right elevation and provides that all important footprint for the open plan style. Two double-glazed windows at the rear and two Velux skylights flood the room with natural light, enhancing the bright and open feel of the living space.

The kitchen layout works well and is perfect for those with families and those who enjoy entertaining. There are white shaker style wall and base units to three sides with quartz effect work surfaces over and comes equipped with a number of integral appliances. Those appliances include a larger fridge, freezer and dishwasher. In addition, there is a freestanding Belling range cooker with 7 ring gas hob, electric oven, grill and warmer, with extractor unit over. To the opposite side of the kitchen is an area designed for dining purposes with space for appropriate furniture.

The present owners converted the garage into habitable accommodation. This now forms a play room which could also be used as a snug or home office depending on the individual(s) requirements. This room has become valuable to the ground floor layout, providing additional space and being perfect for those with young children or those who work from home.

To the first floor, a landing gives access to three bedrooms and an impressive bathroom. Each bedroom is complemented by a central heating radiator and double glazed casement window. The bathroom enjoys a traditional white three piece suite with a separate shower cubicle and half height surrounding tiling contrasting with the floor tiling. There is a chrome heated towel rail and opaque double glazed window adjoining the rear elevation.

Externally, the property will be found along St Johns Street, a desirable street in a well regarded part of the town. To the front of the property there is a generous resin driveway providing off street parking for two motor vehicles and a narrow lawned area with a tree lined boundary between the neighbouring property. In addition, the property has ownership of a parcel of land directly opposite the house across from the street, which is currently laid to lawn.

A path to the right of the property leads to the deceptively proportioned rear garden, which is enclosed to all sides by 6ft fence boundaries. The present owners have carried out further works to the garden which has seen a huge amount of landscaping and artificial grass laid for easy maintenance. An Indian slate patio extends from the rear of the property and continues along a path to a second patio area, perfect for the rotation of the evening sun.

The property is a much loved family home which delivers deceptively spacious internal accommodation extending to 1,300 sq. ft. with generous outdoor space. Positioned perfectly within walking distance to Howden town centre and on the doorstep of Howden Marsh Nature Reserve, the sale of this property provides one of those increasingly rare opportunities to acquire such a contemporary and spacious family home. All viewings are strongly encouraged and strictly via appointment only.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: 73 (C)

Council Tax: East Riding of Yorkshire Band C

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.





The image displays two floor plans for a property, with a large 'S' watermark in the background. The plans are for the Ground Floor and the First Floor.

**Ground Floor:**

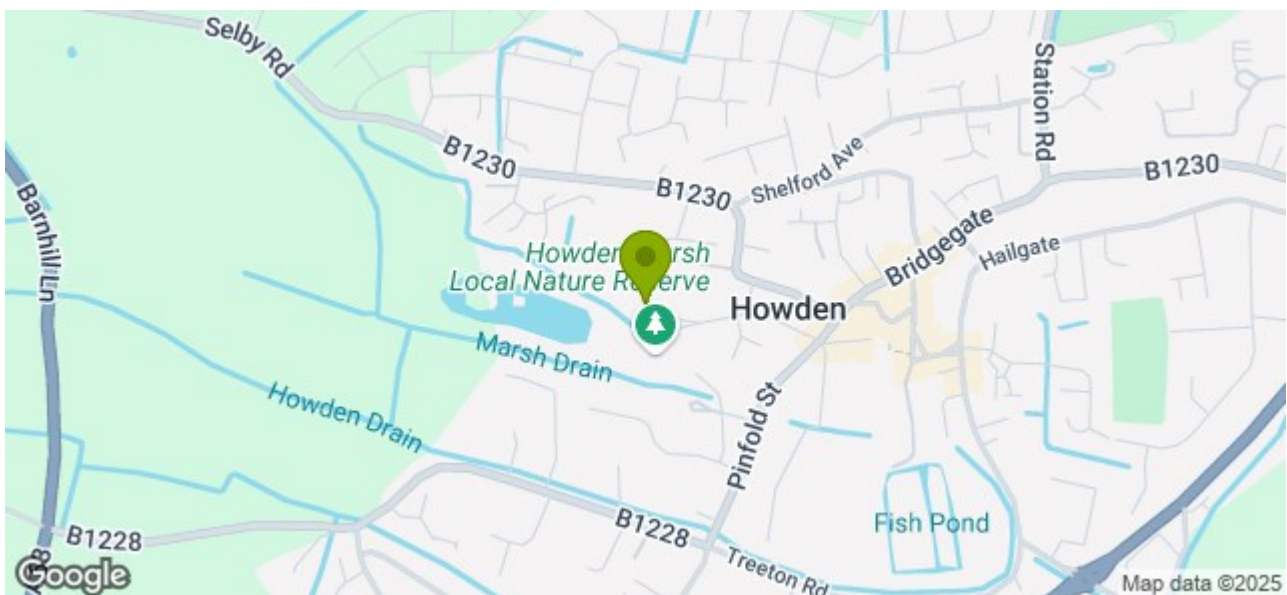
- Kitchen / Dining Room:** 27'6" x 12'10" (8.37m x 3.90m)
- Lounge:** 16'3" x 11'9" (4.95m x 3.57m)
- Playroom:** 14'2" x 7'5" (4.32m x 2.26m)
- Entrance:** Includes a front door and a rear door.
- Bathroom:** Located near the rear door.
- Stairs:** A central staircase leads to the first floor.

**First Floor:**

- Bedroom 1:** 13'1" x 11'10" (3.98m x 3.60m)
- Bedroom 2:** 13'0" x 10'3" (3.97m x 3.12m)
- Bedroom 3:** 11'5" x 6'11" (3.49m x 2.10m)
- Bathroom:** Located between Bedroom 2 and Bedroom 3.
- Stairs:** A staircase leads down to the ground floor.

**Overall Dimensions:**

- Ground Floor:** GROSS INTERNAL FLOOR AREA APPROX. 773 SQ FT / 71.85 SQ M
- First Floor:** GROSS INTERNAL FLOOR AREA APPROX. 532 SQ FT / 49.38 SQ M



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